

CPC Meeting Minutes– January 11, 2012  
7:30 PM  
The Kingsbury Room  
Wellesley Police Station

The Wellesley Community Preservation Committee met at 7:30 PM in the Kingsbury Room at the Wellesley Police Station.

**Present were the following CPC members:** Tony Parker (Chair), Joan Gaughan, Stephen Murphy, Barbara McMahon and Bob Goldkamp. Jim Conlin arrived at 7:35  
**Absent were** Allan Port (Vice Chair), Don McCauley and Dwight Lueth. Susan Minio, CPC administrative assistant, was also present.

The Chair called the meeting to order at 7:35PM.

**Citizen Speak**

David Right with the historical commission came to observe because they are interested in the repairs that may be made to the Wellesley Hills Library

**Wellesley Hills Branch Library**

**Handouts:** Application, short form and funding request document

**Amanda Henshon** Library Trustee, Terri Tsagaris, Board of Selectmen

The request is for funding for an envelope study of the Hills Branch Library to see what restoration is likely needed beyond the reconstruction of the chimney. Engineers who work with DPW will do the study. Request: Administrative funds for approximately \$5,000

**Questions:**

Joan Gaughan wanted clarification on the request. The current request before the committee is for the study. After the envelope study is done, they may come back with a revised short form application for additional work to be approved and brought forth before the spring annual Town Meeting. Jim Conlin expressed reservations regarding the request. He suggested that there is likely a better source for maintenance of the library building. Ms. Henshon gave a brief history of the library Hills Branch and funding agreements with the Town. Bob Goldkamp stated that there is a clear distinction between repair and restoration. Ms. Tsagaris noted that the possible request is not maintenance but restoration.

The Chair noted that the request to fund a study does conform to what CPC has funded in the past from Administrative Funds. And that the discussion on what is repair work and what is restoration would only be an issue once a request to fund a particular project was submitted.

Stephen Murphy made the motion to provide an amount not to exceed \$6,500 to the Board of Selectmen and the Library Trustees to fund an envelope study of the Wellesley Hills Branch Library by engineers Weston and Sampson to determine cost for potential preservation, rehabilitation, and restoration of the library including the repairs to the chimney. Joan Gaughan seconded the motion. After a vote, the motion carried 5 to one.

Yes: Tony Parker (Chair), Joan Gaughan, Stephen Murphy, Barbara McMahon and Bob Goldkamp

No: Jim Conlin

**Update on existing projects**

**Handout:** Sources and uses of the funds for the housing.

WHDC

Bob Goldkamp gave a brief update on the use of funds by the WHDC. They will be transferring \$69,020 to close out this project with money already appropriated to the WHDC to fund purchases and sales of these units. It is possible that a request for funding will come through in time for the February 8 meeting.

**Fuller Brook**

The demonstration pathways are in and the FBPCC is looking for feedback.

**Clock Tower**

Work order signed by Tony Parker

**Advisory Meeting**

The Warrant article is very general. The Chair will present any funding requests to Advisory

**Invoices**

Jim Conlin moved to approve the request from the WHDC to transfer funds to cover the last costs associated with the purchase and sale of the single family and multi-family homes purchased last year. Stephen Murphy seconded the motion. After a vote, the motion carried unanimously.

**Sprague Clock Tower**

Joan moved to approve the invoice for \$3,898.75 from Alpha Omega for the repairs to the Sprague Clock Tower. Stephen Murphy seconded the motion. After a vote the motion carried unanimously.

**Minutes approval**

Jim Conlin moved to approve the minutes from the December 14, 2011 meeting. Joan Gaughan seconded the motion. After a vote the motion was approved unanimously.

The meeting sojourned at 8:40PM